

DEC 30 3 50 PM '91

RECORDED 1-3-92
DEED BOOK 24
PAGE 122
W.E. DAVIS CH. CLK.

HORN LAKE DEVELOPMENT CORPORATION,
a Mississippi Corporation, GRANTOR

TO

WARRANTY DEED

C.S.M., INC., a Mississippi Corporation,
GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, HORN LAKE DEVELOPMENT CORPORATION, a Mississippi corporation, hereby sells, conveys, and warrants unto the Grantee, C.S.M., INC., a Mississippi corporation, the land in DeSoto County, Mississippi, being more particularly described as follows:

A description of 160 acres, more or less, in Sections 35 and 36, Township 1 South, Range 8 West, partly within and partly without the corporate limits of the City of Horn Lake, DeSoto County, Mississippi.

This description is a compilation of several surveys by different engineers with some calls solar and some calls magnetic.

Commencing at the intersection of the center lines of U.S. Highway 51 and Mississippi Highway 302 (Goodman Road); thence run North 89 degrees 28 minutes 22 seconds East a distance of 259.03 feet along the center line of said Highway 302 to a point; thence run South 00 degrees 31 minutes 38 seconds East a distance of 50 feet to a concrete right-of-way marker on the South right-of-way line of said Highway 302; thence run North 89 degrees 28 minutes 22 seconds East a distance of 366.38 feet along said South right-of-way line of Highway 302 to a point in the center line of Horn Lake Creek (the Point of Beginning); thence run North 89 degrees 28 minutes 22 seconds East along the South right-of-way line of Highway 302 a distance of 1,716.23 feet to the Northwest corner of a 6.4417 acre tract; thence South 00 degrees 06 minutes 35 seconds East 935.11 feet to the Southwest corner of said tract; thence North 89 degrees 53 minutes 25 seconds East along the South lines of the 6.4417 acre tract and tracts owned by Watson, Scarbrough, Parker, Thompson and Western Fidelity Company, a distance of 1,407.90 feet to the West right-of-way line of Interstate Boulevard (60 feet wide); thence South on the West line of Interstate Boulevard 56 feet to a point; thence East across Interstate Boulevard 60 feet to the Northwest corner of the Case 36 acre tract; thence South along the West line of the Case tract 1,108 feet to the Southwest corner thereof; thence continuing South along the West line of the Poag 34.19 acre tract 991.76 feet to the Southwest corner thereof; thence with an exterior angle of 89 degrees 52 minutes 00 seconds East along the South line of the Poag tract 1,526.36 feet to the half section line; thence with the half section line South 2 degrees 15 minutes East 849 feet to the

Southeast corner of this 160 acre tract; thence South 90 degrees 00 seconds West 37.0 feet to the center of Horn Lake Creek; thence and for the next succeeding 14 courses following the center line of Horn Lake Creek, South 71 degrees 20 minutes West 64.0 feet; thence North 12 degrees 26 minutes West 49.6 feet; thence North 55 degrees 11 minutes West 246.4 feet; thence South 77 degrees 06 minutes West 101.2 feet; thence North 63 degrees 19 minutes West 201.0 feet; thence North 79 degrees 42 minutes West 211.9 feet; thence North 72 degrees 52 minutes West 200.2 feet; thence North 79 degrees 22 minutes West 202.7 feet; thence North 62 degrees 02 minutes West 201.9 feet; thence North 84 degrees 02 minutes West 206.2 feet; thence North 40 degrees 06 minutes West 230.7 feet; thence North 74 degrees 16 minutes West 401.1 feet; thence North 61 degrees 28 minutes West 202.2 feet; thence North 43 degrees 54 minutes West 109.1 feet; thence leaving Horn Lake Creek, South 87 degrees 38 minutes West 302.0 feet to a point on the East line of Section 35; thence North 0 degrees 10 minutes West 429.0 feet along the East line of Section 35; thence South 89 degrees 45 minutes West 1,285.59 feet to the Southeast corner of a 20 acre parcel of land; thence North 0 degrees 15 minutes West 675.6 feet along the East line of said 20 acres to a point in the South line of a 39 acre parcel of land; thence North 89 degrees 45 minutes East 758.78 feet to the Southeast corner of said 39 acres; thence North 0 degrees 15 minutes West 822.7 feet along the East line of the northeast corner of said 39 acres; thence South 89 degrees 45 minutes West 2,056.4 feet along the North line of said 39 acres to the Northwest corner, said corner being a point on the East line of U.S. Highway 51; thence North 1 degree 50 minutes West along the East line of U.S. Highway 51 a distance of 479 feet to the Southwest corner of the Folmer 8 acre tract; thence North 89 degrees 28 minutes 22 seconds East along the South line of the Folmer tract 582.91 feet to a point in Horn Lake Creek; thence with the Creek North 05 degrees 27 minutes 32 seconds West along the East line of the Folmer tract 656.47 feet to the Point of Beginning.

The above tract is subject to easements for natural gas lines, electric lines, electric transmission lines, interceptor and service sewer lines, water lines, telephone lines, any rights-of-way for Goodman Road and Express Boulevard which may be included in the description, access easements, drainage easements and reservation of one half oil and mineral rights by the Deed in Book 27, Page 437.

It is the intention of the Grantor to sell and convey all of the land he now owns in Sections 35 and 36, Township 1 South, Range 8 West, DeSoto County, Mississippi, whether properly described above or not.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for the year 1991 shall be paid by

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the Grantor when due. Possession is to be given upon delivery of this Deed.

EXECUTED this the 26 day of DECEMBER, 1991.

HORN LAKE DEVELOPMENT CORPORATION

BY:

JOSEPH R. ZETZ, PRESIDENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named JOSEPH R. ZETZ who acknowledged being President of Horn Lake Development Corporation, a Mississippi corporation, and for and on behalf of the said corporation and as its act and deed signing, sealing and delivering the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal this the 26TH day of DECEMBER, 1991.

Laura Park
Notary Public

My Commission Expires:

JULY 28, 1995



GRANTOR'S ADDRESS:
P.O. Box 610
Southaven, MS 38671
Home #: n/a
Bus. #: (601) 349-3530

GRANTEE'S ADDRESS:
P.O. Box 520
Southaven, MS 38671
Home #: (601) 349-8824
Bus #: none